

Belmont Site Survey
(2x copies)

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"Explanation of audit"
letter

Newark -

Housing Authority -

Misc.

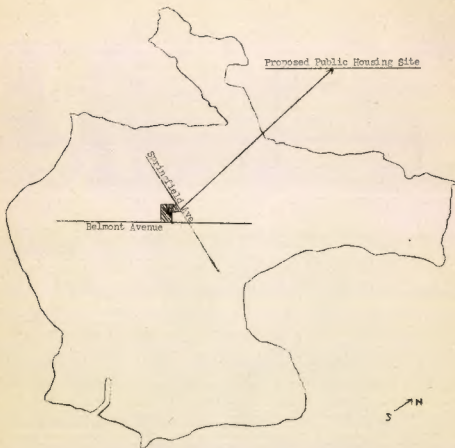
1950

A SOCIAL AND ECONOMIC SURVEY OF THE BELMONT SITE
(SITE III)

HOUSING AUTHORITY OF THE CITY OF NEWARK

Misc

Research and Statistics Division
February 1950

OUTLINE MAP OF NEWARK

GENERAL DESCRIPTION OF SITE

The area chosen for site number 3 is bounded by Hunterdon Street, 17th Avenue, Belmont Avenue, West Kinney Street and a block on Springfield Avenue. It clearly falls within the area designated by the Central Planning Board as being a slum neighborhood needing complete clearing and redeveloping.

This section is in the older and more central part of the city, and in it is found an almost hopeless mixture of residential, commercial and industrial land use. Because Newark was a built up city before the original zoning ordinance was adopted, the use of these structures do not fit into a logical zoning plan. Most of the buildings are used for living purposes but quite a number are devoted to industrial and commercial purposes. Dotted in among the residential structures are found a large number of junk yards and old buildings which make impossible the application of a coherent zoning plan. This process of steady deterioration and blight has reached the stage where the area in its present condition is no longer fit for human habitation.

As this site is in the heart of the most deteriorated section of the city, it is strongly felt that its development as a housing project will help to arrest the depreciation and obsolescence of the area and serve as an incentive for improving and redeveloping the entire slum area.

POPULATION AND HOUSING CHARACTERISTICS OF SITE

The information about the residents of Site 3 was obtained by means of a house-to-house visit by our interviewers. Every kind of home, whether in a house, apartment, above a store or tucked away behind industrial property, or hidden in some alley, was visited. The head of the household was interviewed. His answers were noted on the questionnaire schedule, a copy of which is given as an appendix to this report, where some basic terms are also defined. When the head of the household was absent or no one was at home, the interviewer paid a return visit until the information was obtained.

POPULATION DATA

The Total Number of Dwelling Units

The total number of dwelling units on this site was found to be 502 in number. The total number of persons living in them was 1783 of which the white population constituted 415 persons or 23% and the non-white population 1368 or 77%.

The Total Number of Families

The total number of families exceeded the number of dwelling units by 173. In other words 675 family units were living in 502 dwelling units. Of this number, 150 families were white (22%) and 525 families (78%) were non-white.

Age and Sex Composition

The males constituted 46% of the total population and the females 54%. 15% of the population consisted of children of 8 years of age and under. 22% of persons between 8 and 20 years of age and 63% over 21 years of age.

Size of Family

The largest number of families consisted of one or two person families. These accounted for 55.6% of all families. Three person families accounted for 20.7% of all families. Families of 4 persons constituted 9.2% and families of 5 persons and over for 14.5%.

Size of Family by Number of Persons

	<u>No. of Families</u>	<u>Percentage</u>
1 person	195	28.9
2 person	180	26.7
3 person	140	20.7
4 person	62	9.2
5 person or more	<u>98</u>	<u>14.5</u>
	<u>675</u>	<u>100.0</u>

Size of Family by Number of Adults and Dependents

A somewhat different distribution is obtained when the families are classified by numbers of adults and dependents, a dependent being a person under 21 years of age.

<u>Adults and Dependents</u>			<u>Number of Families</u>	<u>Percentage</u>
1	and	0	195	28.9
1	"	1-2	53	7.8
1	"	3 or more	24	3.6
2	"	0	154	22.8
2	"	1-2	118	17.5
2	"	3 or more	56	8.3
3	"	0	32	4.7
3	"	1 or more	31	4.6
4		0	10	1.5
4		1 or more	<u>2</u>	<u>0.3</u>
			<u>675</u>	<u>100.0%</u>

Overcrowding and Doubling Up

It was found that 675 families lived in 502 dwelling units or an average of 1.3 families per dwelling unit. The average number of persons per dwelling unit was 3.5 persons.

Overcrowding was also examined in terms of an index of more than one person per room in the dwelling unit. Of the 151 dwelling units with white occupants 22 dwelling units or 14.5% were overcrowded. Of the 351 dwelling units with negro occupants 114 or 32.4% were overcrowded; that is, about 2½ times as many negroes as whites lived in overcrowded conditions. 42.6% of the total population lived in dwelling units of more than one person per room. The corresponding percentage for the white population was 26.7%.

WHITE

151 Dwelling Units
 22 Dwelling Units with more
 than one person per room
 14.6% Overcrowded with more than
 one person per room
 1.45 Persons per overcrowded
 room
 118 Persons in dwelling units
 with more than one person
 per room
 81 Rooms overcrowded

NEGRO

351 Dwelling Units
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 than one person per room
 32.4% Overcrowded with more than
 one person per room
 1.47 Persons per overcrowded
 room
 641 Persons in dwelling units
 with more than one person
 per room
 434 Rooms overcrowded

Owner and tenant occupied Units

Only 5% of the dwelling units were owner occupied. 95% of the homes were occupied by tenants.

Length of Residence

Most of the residents on this site had lived in this neighborhood for many years. Of the families about whom this information was available less than 5% had lived outside of Newark or New Jersey when the war started. Most of the families had not only lived in the present neighborhood for a considerable length of time but had occupied their present homes for a great many years.

Citizenship

Only a very small percentage of the site residents (4%) were non-citizens. 157 of the residents had served in the Armed Forces, most of them in the second World War. Of this number 11 were disabled veterans.

Housing Data

In most instances the housing conditions were appalling, because many of the structures had been built long ago and had become dilapidated owing to lack of maintenance and repairs. The neighborhood was and had been a slum for a long time, and meets the conditions as set forth in the definition of a slum, i.e. "any area where dwellings predominate which, by reason of dilapidation, overcrowding, faulty arrangement or design, lack of ventilation, light or sanitation facilities, or any combination of these factors, are detrimental to safety, health or morals."

An important criterion in determining a slum area is the dilapidated condition of its buildings. A dilapidated structure does not provide adequate shelter or protection against the elements and endangers the safety of its occupants. More than 68.5% of the homes were found to be in such condition.

	<u>Dwelling Units</u>	<u>Percentage</u>
Dilapidated	<u>344</u>	<u>68.5</u>
Not Dilapidated	<u>158</u>	<u>31.5</u>
	<u>502</u>	<u>100.0%</u>

Many of the units, moreover, lacked the primary facilities for decent living. The following table shows the housing conditions of the units in terms of toilet, bath, water supply, heating and cooking.

HOUSING FACILITIES

<u>1. Toilet</u>	<u>Dwelling Units</u>	<u>Percentage</u>
Flush Toilet inside Structures	324	64.5%
Flush Toilet outside Structures	173	34.5%
Non-Flush Toilet	<u>5</u>	<u>1.0%</u>
	<u>502</u>	<u>100.0%</u>
Exclusive Use	361	71.9%
Shared Use	138	27.5%
No Toilet	<u>3</u>	<u>.6%</u>
	<u>502</u>	<u>100.0%</u>
<u>2. Bath</u>		
Exclusive Bath/Shower	175	34.9%
Shared Bath/Shower	9	1.8%
No Bath/Shower	<u>318</u>	<u>63.3%</u>
	<u>502</u>	<u>100.0%</u>
<u>3. Water Supply</u>		
Hot and Cold Water	158	31.5%
Only Cold Water	188	37.5%
Hot Water Part of Year	152	30.3%
No Water	<u>4</u>	<u>.7%</u>
	<u>502</u>	<u>100.0%</u>

<u>4. Heating</u>	<u>Dwelling Units</u>	<u>Percentage</u>
Piped Steam Heat	32	6.4%
Hot Air Furnace	7	1.4%
Other With Flue	431	85.9%
Other Without Flue	12	2.4%
Not Heated	20	3.9%
	<u>502</u>	<u>100.0%</u>

<u>5. Cooking</u>		
Installed Range-Exclusive Use	481	95.8%
Stove/Range Shared	10	2.0%
Portable Hot Plate	9	1.8%
None	2	.4%
	<u>502</u>	<u>100.0%</u>

Rent and Utilities

More than three-quarters of all the units fell into the rent bracket of \$15 to \$30 per month. Only 1.2% of the units paid rentals of over \$50 per month. The cost of utilities such as gas, heat and electricity, added appreciably to the total cost of shelter. Adding this item to the rental, the great majority of dwelling units fall into the \$20 to \$50 per month bracket, in many cases almost doubling the rental.

The largest item in the cost of utilities to the tenants was heating. Many of the families could only get sufficient heat in their apartments by keeping the gas stove going throughout the entire day.

Rent

<u>Rent per month (Excluding Utilities)</u>	<u>Number of Dwelling Units</u>	<u>Percentage</u>
10 - 14.99	7	1.4
15 - 19.99	33	6.6
20 - 24.99	135	26.9
25 - 29.99	143	28.5
30 - 34.99	110	21.9
35 - 39.99	35	6.9
40 - 49.99	11	2.2
50 and over	22	4.4
	6	1.2
	<u>502</u>	<u>100.0%</u>

Utilities

<u>Cost per Month</u>	<u>Number of Dwelling Units</u>	<u>Percentage</u>
\$0 - 4.99	36	7.2%
5 - 9.99	117	23.3
10 - 14.99	172	34.3
15 - 19.99	103	20.5
20 and over	<u>74</u>	<u>14.7</u>
	<u>502</u>	<u>100.0%</u>

457 or 91% of the dwelling units had electricity. 9% did not have electricity. 65% of the units (326) used gas for cooking and heating purposes while 35% of the homes were not provided with these facilities.

Income Data

More than 1/4 of all the families interviewed received less than \$1500 per year. Many of these families were one person families. More than one-third of all the families had incomes of \$1500 to \$3000 per year. The incomes above \$3,000 were found in families of larger size; or in families of two adult persons with no dependents. 69 families, or 10.2% were found to be receiving relief or state aid. State aid included aid to the blind and needy children.

<u>Annual Income</u>	<u>Number of Families</u>	<u>Percentage</u>
\$ 0 - 999	93	13.8
1000 - 1499	83	12.3
1500 - 1749	53	7.9
1750 - 1999	43	6.3
2000 - 2249	43	6.3
2250 - 2749	78	11.6
2750 - 3000	33	4.9
Above 3000	132	19.6
No Information	<u>117</u>	<u>17.3</u>
	675	100.0%

Radio, Television, Automobile and Telephone

More than 90% of the dwelling units had a radio of one kind or another.

About 9% had a television set which in most instances was being paid for by instalments. Very few of the television sets belonged to families with less than \$3000 per year.

About 15% of the families had an automobile.

More than one-third had telephones.

Relocation

Few of the site residents had applied previously to the Newark Housing Authority for an apartment in a project. Most of them said that they would require assistance in getting relocated.

A Decade's Change

Possibly the greatest change that had occurred on this site since the Census of 1940 was the change in the racial composition of the residents. The number of units occupied by non-whites then was almost 60%. In 1950 the percentage of Negroes was found to be the total population, and 78% of the total number of families.

The number of dwelling units had decreased from 560 to 502 undoubtedly as a result of the growth of commercial and industrial properties and junkyards in the area. The percentage of homes needing major repairs was about 70% in 1940.

This report points out that the percentage of sub-standard dwelling units had not decreased to any noticeable extent. However, there is evidence to show that the total population in this area had increased and that consequently the evils of overcrowding had become intensified.

DEFINITIONS

1. DILAPIDATION OF STRUCTURE - A dwelling unit is dilapidated if it has serious deficiencies or is run down and neglected so that it does not provide adequate shelter or protection against the elements or endangers the safety of the occupants. Critical deficiencies are:
 - a. seriously cracked or broken foundations;
 - b. holes, open cracks, loose or missing materials (bricks, plaster, shingles and sheathing) over a considerable area of the outside walls, roof, chimney, or interior floors, walls, roof or chimney;
 - c. extensive damage by fire, storm or water;
 - d. dilapidation of utilities, such dilapidation is serious if wires are exposed; water is not running; toilets are inoperative; heating plants are not working, and/or similar obvious inadequacies exist.
2. DWELLING UNIT - A dwelling unit is a group of rooms or a room occupied or intended for occupancy as separate living quarters by a family or other group of persons living together or by a person living alone. Ordinarily a dwelling unit is a house, an apartment, or a flat. A dwelling unit may be located in a structure devoted primarily to business or other non-residential use, such as a room in a warehouse where the watchman lives; a barber's living quarters in back of his shop; or living quarters in a garage.

2a. Standard dwelling unit

A dwelling unit which has all of the following characteristics is considered "standard";

1. Not dilapidated
2. Flush toilet inside the structure for the dwelling unit's exclusive use
3. Installed bathtub or shower available for the dwelling unit's exclusive use
4. Piped hot and cold running water inside the structure

2b. Substandard dwelling unit

Dwelling units not meeting the definition of "standard" above are considered as "substandard".

Note: While the deficiencies indicated are serious in themselves, dwelling units considered "substandard" generally have other grave deficiencies which cannot be enumerated in the ordinary type of survey. It has been

established that these other deficiencies, such as dampness, lack of proper light and air, rotted joists, etc., are closely associated with the deficiencies which can be enumerated. Therefore, it is not only the indicated items alone which make a unit "substandard" but also that they are associated with other deficiencies. This means that just putting an indoor toilet in a unit which lacked one would not generally make a unit "standard"; much more would have to be done.

2c. Deficiency

For the item, "Basic Facilities", the lack of any one of the following facilities is counted as a deficiency:

1. Hot and cold piped running water inside the structure
2. Flush toilet inside the structure for the unit's exclusive use
3. Installed bathtub or shower available for the unit's exclusive use
4. Electric lighting
5. Piped steam or hot water heating, hot air furnace, or other flue-connected heating
6. Kitchen sink with drain for the unit's exclusive use

3. FAMILY

Three types of family are identified for the purposes of this survey:

- 3a. Primary Family - A primary family is the head of a household and one or more persons in the household who are related to the head by blood, marriage or adoption.
- 3b. Sub-family - A sub-family is a married couple with or without children, or one parent with one or more children under 18 years old, living in a household and related to, but not including, the head of the household or his wife.

Note: The sub-family is considered a part of the primary family for all tabulation purposes, except in Table 5B. (See footnote to this table.)

- 3c. Secondary Family - A secondary family comprises two or more persons, such as lodgers or servants and their relatives, living in a household and related to each other but not related to the household head.

Note: In all tables on "families" the secondary family is treated as a separate family.

- 3d. Primary Individual - A head of a household living alone or with other persons not related to him.
- 3e. Lodger - Any secondary individual or member of a secondary family, other than a servant or member of a servant's family.
- 3f. Minor - Any person, other than the head of family or the head's spouse, who is less than 21 years old.
- 4. Household

The entire group of persons who occupy a dwelling unit as permanent residents,

- 4a. Head of Household - The person regarded as the head by the members of the household. The wife is so classified as the head, however, if her husband is a member of the household.

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POPULATION DATA

The Total Number of Dwelling Units

The total number of dwelling units on this site was found to be 502 in number. The total number of persons living in them was 1783 of which the white population constituted 425 persons or 23% and the non-white population 1368 or 77%.

The Total Number of Families

The total number of families exceeded the number of dwelling units by 173. In other words 675 family units were living in 502 dwelling units. Of this number, 150 families were white (22%) and 525 families (78%) were non-white.

Age and Sex Composition

The males constituted 46% of the total population and the females 54%. 15% of the population consisted of children of 8 years of age and under. 22% of persons between 8 and 20 years of age and 63% over 21 years of age.

Size of Family

The largest number of families consisted of one or two person families. These accounted for 55.6% of all families. Three person families accounted for 20.7% of all families. Families of 4 persons constituted 9.2% and families of 5 persons and over for 14.5%.

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	<u>No. of Families</u>	<u>Percentage</u>
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A somewhat different distribution is obtained when the families are classified by numbers of adults and dependents, a dependent being a person under 21 years of age.

<u>Adults and Dependents</u>			<u>Number of Families</u>	<u>Percentage</u>
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1	"	1-2	53	7.8
1	"	3 or more	24	3.6
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Overcrowding and Doubling Up

It was found that 675 families lived in 502 dwelling units or an average of 1.3 families per dwelling unit. The average number of persons per dwelling unit was 3.5 persons.

Overcrowding was also examined in terms of an index of more than one person per room in the dwelling unit. Of the 151 dwelling units with white occupants 22 dwelling units or 14.5% were overcrowded. Of the 351 dwelling units with negro occupants 111 or 32.4% were overcrowded; that is, about 2½ times as many negroes as whites lived in overcrowded conditions. 42.6% of the total population lived in dwelling units of more than one person per room. The corresponding percentage for the white population was 26.7%.

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Owner and tenant occupied Units

Only 5% of the dwelling units were owner occupied. 95% of the homes were occupied by tenants.

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Most of the residents on this site had lived in this neighborhood for many years. Of the families about whom this information was available less than 6% had lived outside of Newark or New Jersey when the war started. Most of the families had not only lived in the present neighborhood for a considerable length of time but had occupied their present homes for a great many years.

Citizenship

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Housing Data

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Many of the units, moreover, lacked the primary facilities for decent living. The following table shows the housing conditions of the units in terms of toilet, bath, water supply, heating and cooking.

HOUSING FACILITIES

	<u>Dwelling Units</u>	<u>Percentage</u>
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Non-Flush Toilet	<u>5</u>	<u>1.0%</u>
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3. <u>Water Supply</u>		
Hot and Cold Water	158	31.5%
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Rent and Utilities

More than three quarters of all the units fell into the rent bracket of \$15 to \$30 per month. Only 1.2% of the units paid rentals of over \$50 per month. The cost of utilities such as gas, heat and electricity, added appreciably to the total cost of shelter. Adding this item to the rental, the great majority of dwelling units fell into the \$20 to \$50 per month bracket, in many cases almost doubling the rental.

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Rent

<u>Rent per month</u> <u>(Excluding Utilities)</u>	<u>Number of</u> <u>Dwelling Units</u>	<u>Percentage</u>
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Utilities

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Income Data

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Radio, Television, Automobile and Telephone

More than 90% of the dwelling units had a radio of one kind or another.

About 9% had a television set which in most instances was being paid for by instalments. Very few of the television sets belonged to families with less than \$3000 per year.

About 15% of the families had an automobile.

More than one-third had telephones.

Relocation

Few of the site residents had applied previously to the Newark Housing Authority for an apartment in a project. Most of them said that they would require assistance in getting relocated.

A Decade's Change

Possibly the greatest change that had occurred on this site since the Census of 1940 was the change in the racial composition of the residents. The number of units occupied by non-whites then was almost 60%. In 1950 the percentage of Negroes was found to be the total population, and 78% of the total number of families.

The number of dwelling units had decreased from 560 to 502 undoubtedly as a result of the growth of commercial and industrial properties and junkyards in the area. The percentage of homes needing major repairs was about 70% in 1940.

This report points out that the percentage of sub-standard dwelling units had not decreased to any noticeable extent. However, there is evidence to show that the total population in this area had increased and that consequently the evils of overcrowding had become intensified.

DEFINITIONS

1. DILAPIDATION OF STRUCTURE - A dwelling unit is dilapidated if it has serious deficiencies or is run down and neglected so that it does not provide adequate shelter or protection against the elements or endangers the safety of the occupants. Critical deficiencies are:
 - a. seriously cracked or broken foundations;
 - b. holes, open cracks, loose or missing materials (bricks, plaster, shingles and sheathing) over a considerable area of the outside walls, roof, chimney, or interior floors, walls, roof or chimney;
 - c. extensive damage by fire, storm or water;
 - d. dilapidation of utilities, such dilapidation is serious if wires are exposed; water is not running; toilets are inoperative; heating plants are not working, and/or similar obvious inadequacies exist.
2. DWELLING UNIT - A dwelling unit is a group of rooms or a room occupied or intended for occupancy as separate living quarters by a family or other group of persons living together or by a person living alone. Ordinarily a dwelling unit is a house, an apartment, or a flat. A dwelling unit may be located in a structure devoted primarily to business or other non-residential use, such as a room in a warehouse where the watchman lives; a barber's living quarters in back of his shop; or living quarters in a garage.

2a. Standard dwelling unit

A dwelling unit which has all of the following characteristics is considered "standard":

1. Not dilapidated
2. Flush toilet inside the structure for the dwelling unit's exclusive use
3. Installed bathtub or shower available for the dwelling unit's exclusive use
4. Piped hot and cold running water inside the structure

2b. Substandard dwelling unit

Dwelling units not meeting the definition of "standard" above are considered as "substandard".

Note: While the deficiencies indicated are serious in themselves, dwelling units considered "substandard" generally have other grave deficiencies which cannot be enumerated in the ordinary type of survey. It has been

established that these other deficiencies, such as dampness, lack of proper light and air, rotted joists, etc., are closely associated with the deficiencies which can be enumerated. Therefore, it is not only the indicated items alone which make a unit "substandard" but also that they are associated with other deficiencies. This means that just putting an indoor toilet in a unit which lacked one would not generally make a unit "standard"; much more would have to be done.

2c. Deficiency

For the item, "Basic Facilities", the lack of any one of the following facilities is counted as a deficiency:

1. Hot and cold piped running water inside the structure
2. Flush toilet inside the structure for the unit's exclusive use
3. Installed bathtub or shower available for the unit's exclusive use
4. Electric lighting
5. Piped steam or hot water heating, hot air furnace, or other flue-connected heating
6. Kitchen sink with drain for the unit's exclusive use

3. FAMILY

Three types of family are identified for the purposes of this survey:

- 3a. Primary Family - A primary family is the head of a household and one or more persons in the household who are related to the head by blood, marriage or adoption.
- 3b. Sub-family - A sub-family is a married couple with or without children, or one parent with one or more children under 18 years old, living in a household and related to, but not including, the head of the household or his wife.

Note: The sub-family is considered a part of the primary family for all tabulation purposes, except in Table 5B. (See footnote to this table.)

- 3c. Secondary Family - A secondary family comprises two or more persons, such as lodgers or servants and their relatives, living in a household and related to each other but not related to the household head.

Note: In all tables on "families" the secondary family is treated as a separate family.

- 3d. Primary Individual - A head of a household living alone or with other persons not related to him.
- 3e. Lodger - Any secondary individual or member of a secondary family, other than a servant or member of a servant's family.
- 3f. Minor - Any person, other than the head of family or the head's spouse, who is less than 21 years old.
- 4. Household

The entire group of persons who occupy a dwelling unit as permanent residents.

- 4a. Head of Household - The person regarded as the head by the members of the household. The wife is not classified as the head, however, if her husband is a member of the household.